Metro Facts....

EMPLOYMENT OVERVIEW 1987

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The objective of this report is to identify major trends of employment activity in Metropolitan Toronto, and to give an indication of the impacts of these trends on the Metropolitan economy. Employment figures are generated from a survey of business establishments, conducted annually by the Planning Department.

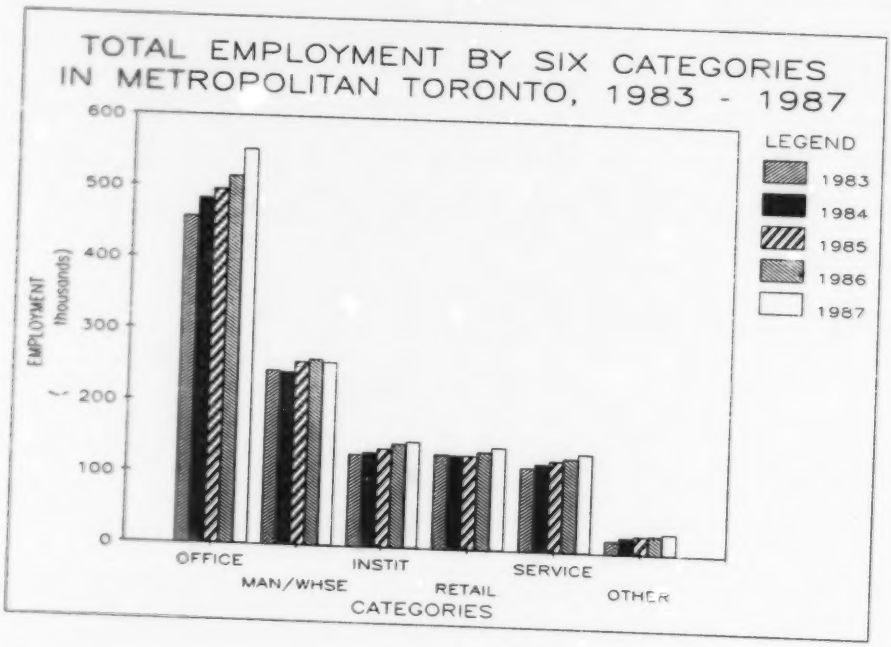
TOTAL EMPLOYMENT BY CATEGORY

From 1983 to 1986, the average annual growth of total employment (full and part-time) in Metropolitan Toronto has been 40,000, or 3.5%, yet the increase from 1986 to 1987 was over 50,000, representing 4.4%, bringing the total employment to 1,276,126. This is the largest annual growth since the inception of the comprehensive survey in 1981. Office employment contributed almost three-quarters of the increase, growing more in the past year than the previous two years combined. Office employment, at 534,000, now represents 43% of total employment. Projected office developments (those which have been issued a building permit or are under construction), about half of which will occur in the City of Toronto, could accommodate about 36,000 more office employment in the next couple of years.

Manufacturing and warehousing employment has remained stable. Monitoring employment in this category is especially important in light of present regional and area municipal policies, and its significance to the Metropolitan economy. Although employment counts indicate a slight drop, this is a result of classification adjustments, moving major office functions within a manufacturing establishment out of the manufacturing category and into the office category.

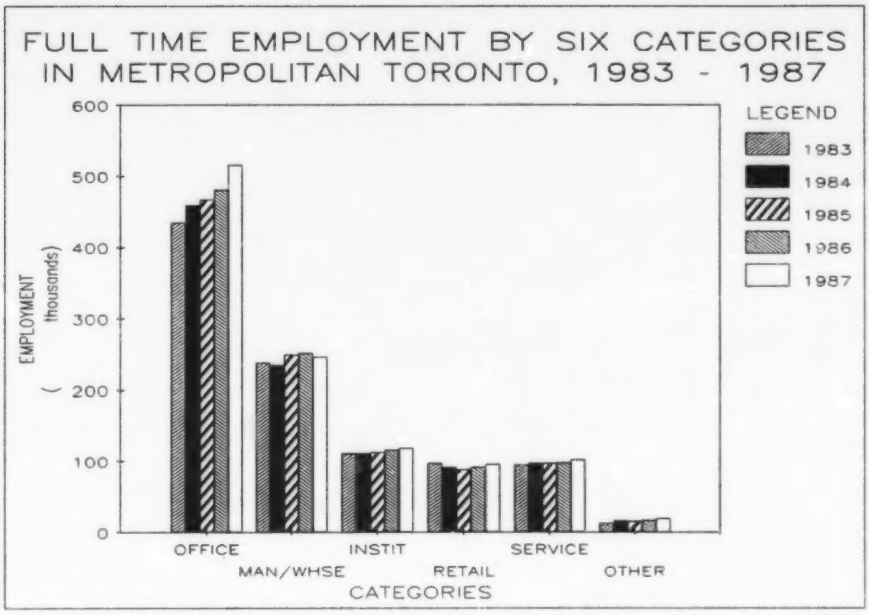
The remaining categories, Institutional, Retail, Service, and Other, continue to increase, adding 19,500 employment, or 37% of the total increase in Metropolitan Toronto.

The buoyancy of Metropolitan Toronto's economy is reflected in the average employment per establishment, which has grown from 16.1 in 1983 to 16.6 in 1987.



TOTAL EMPLOYMENT BY CATEGORY METROPOLITAN TORONTO 1983 - 1987

	Office	Man/Whse.	Instit.	Retail	Service	Other	Total
1983	458,390	244,060	130,594	133,581	117,608	19,251	1,103,684
%	41.5	22.1	11.8	12.1	10.7	1.8	100.0
1984	484,056	242,578	133,575	132,898	124,241	24,143	1,141,491
%	42.4	21.3	11.7	11.6	10.9	2.1	100.0
1985	496,561	257,709	139,174	132,983	128,785	26,451	1,181,663
%	42.0	21.8	11.8	11.3	10.9	2.2	100.0
1986	515,155	261,842	146,891	138,446	132,532	27,825	1,222,691
%	42.1	21.4	12.0	11.3	10.9	2.3	100.0
1987	553,856	257,038	150,124	145,273	138,853	30,982	1,276,126
%	43.4	20.1	11.8	11.4	10.9	2.4	100.0

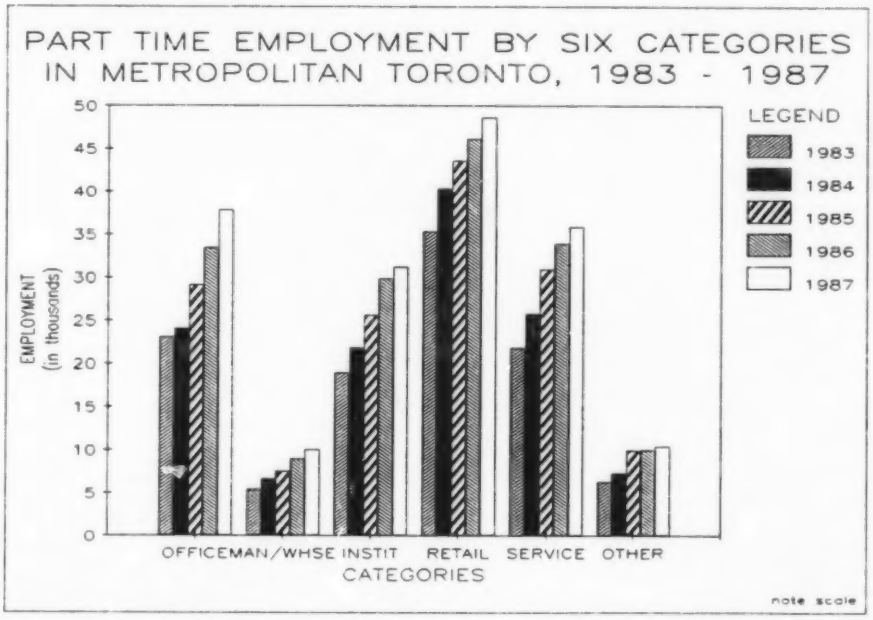


FULL-TIME/PART-TIME EMPLOYMENT

Of the total employment increase in Metropolitan Toronto from 1986 to 1987, almost 12,000, or 22% is reflected in part-time employment, consisting of 14% of the total. In 1983, the proportion was only 10% of total employment. Part-time employment has been increasing at a much faster rate than full-time over the past four years. Between 1984 and 1985 it increased by 16.3%, and by 7.3% between 1986 (162,560) and 1987 (174,379).

The Retail category shows the largest amount of part-time employment (48,700), while the Office category, with 38,000, has continued to show significant increases since 1984, averaging annual increments of 4,600.

Full-time employment has been growing at an increasing rate, jumping from 1.9% between 1984 and 1985 to 3.9% between 1986 (1,060,100) and 1987 (1,101,700).



EMPLOYMENT BY MUNICIPALITY

The Cities of Toronto, Scarborough and North York accounted for most of Metro's employment growth of 53,000, with Scarborough showing the largest percentage increase, 10.3%, from 1986.

The City of Toronto experienced most of its employment growth in the office category, increasing by 18,000 from 1986. An analysis of new office buildings scheduled for completion in 1988 and in the following few years indicates continuing strong growth in this category.

Manufacturing and Warehousing is of special concern, as this category has been singled out as a key component in the City of Toronto's economy. Its stimulus is greater than any other sector of the economy. New manufacturing industries and those wishing to expand require large land areas and are prone to locate outside of the City of Toronto and Metropolitan Toronto as a whole, where land costs and taxes are lower. The City has been undergoing a shift from the traditional manufacturing process to what can be called 'quasi-industrial'. These industries, although industrial in nature, such as post-film production or computer centres, take on the appearance of an office function and may be classified as such in the employment survey. These specialized, high technology industries are prospering in Toronto.

TOTAL EMPLOYMENT BY MUNICIPALITY IN METROPOLITAN TORONTO 1983 - 1987

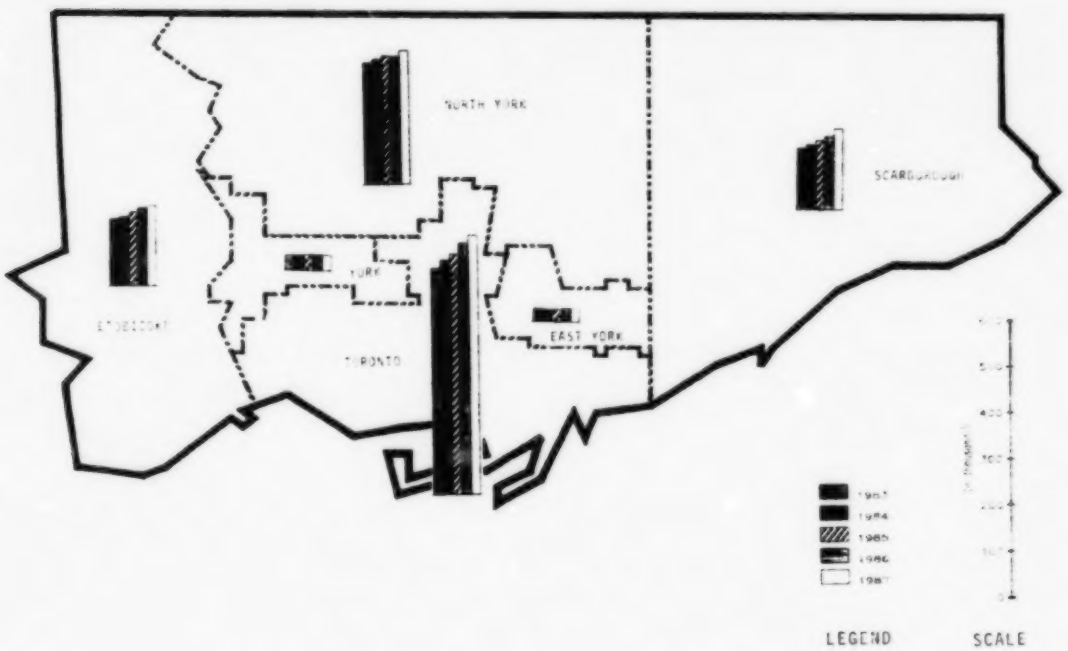
	Toronto	York	East York	Etobicoke	North York	Scarborough	Total
1983	491,896	33,552	29,197	147,439	265,723	135,877	1,103,684
%	44.6	3.0	2.6	13.4	24.1	12.3	100.0
1984	510,049	34,218	27,257	152,247	273,858	143,862	1,141,491
%	44.7	3.0	2.4	13.3	24.0	12.6	100.0
1985	522,109	35,547	28,066	162,466	280,258	153,217	1,181,663
%	44.2	3.0	2.4	13.7	23.7	13.0	100.0
1986	545,252	34,953	29,711	171,412	279,537	161,826	1,222,691
%	44.6	2.9	2.4	14.0	22.9	13.2	100.0
1987	563,689	34,874	30,457	176,420	292,123	178,563	1,276,126
%	44.2	2.7	2.4	13.8	22.9	14.0	100.0

The large number of buildings recently completed along North York's City Centre on Yonge Street has generated most of that City's 8,000 new office employment. Strong growth in the office category is expected as additional buildings develop in this Centre.

Scarborough shows strong growth in most categories, continuing a trend begun at least four years ago. As in the rest of Metropolitan Toronto, office employment continues its upward movement. In addition, manufacturing and warehousing reverses a Metropolitan trend, growing by almost 2,800 employment from 1986, a trend started in 1984. This is due to the significant amounts of large empty parcels of land zoned or available for industrial uses.

Although Metropolitan Toronto's total employment continues to grow, its labour force remains stable, mainly as a result of an increasingly aging population. Concurrently, the labour force of the regions surrounding Metropolitan Toronto is growing steadily. As a result, additional pressure will be placed on the public transit and road networks to accommodate increased commuting to Metropolitan employment centres, especially the City of Toronto's Central Area. This trend may be moderated somewhat through efforts to locate additional housing in the Central Area, thereby increasing the resident labour force. These critical aspects will be further examined when the 1986 Journey to Work data becomes available later this year.

TOTAL EMPLOYMENT BY MUNICIPALITY IN
METROPOLITAN TORONTO, 1983 - 1987



Further reports examining various aspects of employment in greater detail will be produced in the near future.

As in previous years, more detailed information from the Employment Data Bank may be requested in special computer generated reports on a cost recovery/time permitting basis from the Research Division. For information and statistics call 392-8766.